044.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,000 / 930,000
					USE VALUE:	930,000 / 930,000
					ASSESSED:	930,000 / 930,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159	-161	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIM KWONG MAN/TRS
Owner 2:	LIM HERBERT WVIVIAN LIM TRUST
Owner 3:	
Street 1:	161 PALMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIM VIVIAN/ETAL -
Owner 2:	LIM KWONG MAN -
Street 1:	161 PALMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,747 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4747.000	475,400	4,700	449,900	930,000
Total Card	0.109	475,400	4,700	449,900	930,000
Total Parcel	0.109	475,400	4,700	449,900	930,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.31 | /Parcel: 361.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31584
GIS Ref:
GIS Ref:
Insp Date: 04/17/18

!3794!

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	475,600	4700	4,747.	449,900	930,200	930,200	Year End Roll	12/18/2019
2019	104	FV	370,000	4700	4,747.	478,000	852,700	852,700	Year End Roll	1/3/2019
2018	104	FV	369,200	4700	4,747.	348,700	722,600	722,600	Year End Roll	12/20/2017
2017	104	FV	346,300	4700	4,747.	303,700	654,700	654,700	Year End Roll	1/3/2017
2016	104	FV	346,300	4700	4,747.	258,700	609,700	609,700	Year End	1/4/2016
2015	104	FV	308,500	4700	4,747.	253,100	566,300	566,300	Year End Roll	12/11/2014
2014	104	FV	308,500	4700	4,747.	208,100	521,300	521,300	Year End Roll	12/16/2013
2013	104	FV	321,000	4700	4,747.	198,000	523,700	523,700		12/13/2012

PRINT

Date	Time
12/10/20	18:56:36

LAST REV

Date	Time
05/14/18	14:35:07

apro

PAT ACCT. 3794

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM VIVIAN/ETAL	51838-379		10/29/2008	Family	99	No	No		
LIM VIVIAN	37750-556		1/22/2003	Family	99	No	No		
JOHNSON CHARLES	25546-334		8/4/1995		227,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2013	1311	Manual	7,500	C				
5/17/2005	390	Add Bath	12,000			G6	GR FY06	install full bath

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
2/12/2014	Info Fm Prmt	EMK	Ellen K
5/7/2009	Measured	189	PATRIOT
11/6/2000	Hearing N/C		
3/2/2000	Measured	264	PATRIOT
11/1/1980		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	31584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4747		Sq. Ft.	Site		0	80.	1.18	1									449,928						449,900	

Total AC/HA: 0.10898 | Total SF/SM: 4747 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 449,928 | Spl Credit | Total: 449,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj $ / SQ:	184.746
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645883
Depreciation:	170513
Depreciated Total:	475370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

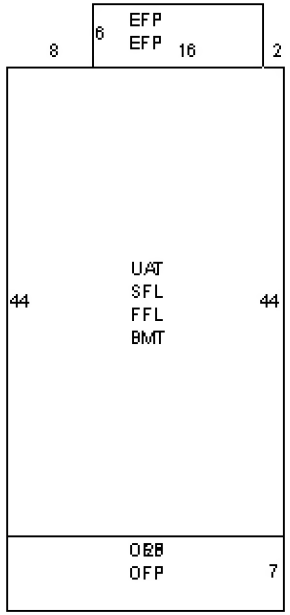
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.420	63,405
FFL	First Floor	1,144	184.750	211,349
SFL	Second Floor	1,144	184.750	211,349
OFP	Open Porch	364	20.610	7,503
UAT	Upper Attic	286	129.320	36,986
EFP	Enclos Porch	192	40.580	7,791
	Net Sketched Area:	4,274	Total:	538,383
Size Ad	2288	Gross Are	5132	FinArea 2574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.75
Special Features:	0	Val/Su Net:	111.23
Final Total:	475400	Val/Su SzAd	207.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700